

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Muskegon**

State: **MI**

PJ's Total HOME Allocation Received: **\$5,940,983**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 20			
Program Progress:							
% of Funds Committed	97.49 %	88.90 %	2	90.66 %	91		93
% of Funds Disbursed	94.91 %	81.55 %	1	81.06 %	97		98
Leveraging Ratio for Rental Activities	0.3	3.2	15	4.62	9		7
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.94 %	1	81.27 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	94.26 %	71.05 %	1	68.23 %	90		93
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.00 %	87.54 %	13	79.86 %	37		38
% of 0-30% AMI Renters to All Renters***	56.92 %	52.30 %	8	44.82 %	67		73
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.56 %	1	94.65 %	100		100
Overall Ranking:				In State:	9 / 20	Nationally:	70 72
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,794	\$26,306		\$25,419	65	Units	27.50 %
Homebuyer Unit	\$32,069	\$17,484		\$14,530	170	Units	72.00 %
Homeowner-Rehab Unit	\$83,173	\$22,620		\$20,251	1	Units	0.40 %
TBRA Unit	\$0	\$5,932		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muskegon MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$19,194	\$75,009	\$83,173
State:*	\$81,052	\$72,109	\$19,334
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.89

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	47.7	29.6	100.0	0.0
Black/African American:	44.6	62.7	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	1.5	0.0	0.0	0.0
Other Multi Racial:	0.0	1.2	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	4.6	5.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	32.3	20.1	0.0	0.0
2 Persons:	38.5	19.5	0.0	0.0
3 Persons:	12.3	21.9	0.0	0.0
4 Persons:	12.3	20.1	100.0	0.0
5 Persons:	3.1	12.4	0.0	0.0
6 Persons:	1.5	5.3	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.9	37.3	100.0	0.0
Elderly:	7.7	4.1	0.0	0.0
Related/Single Parent:	33.8	30.8	0.0	0.0
Related/Two Parent:	9.2	26.0	0.0	0.0
Other:	12.3	1.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	1.5	0.0 [#]
HOME TBRA:	0.0	
Other:	16.9	
No Assistance:	81.5	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muskegon State: MI Group Rank: 70
(Percentile)
State Rank: 9 / 20 PJs Overall Rank: 72
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	94.26	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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